

IMPORTANT REAL ESTATE ALMOST CLOSED

One Square Sold and 125
Houses to Be Built on It.

LOOKS LIKE A BUILDING BOOM

Over a Million Dollars Invested—Real
Estate Market Looking Up—Con-
tinued Activity in Suburbs.

There is a distinct improvement in the real estate market in the District. It is to be found not so much in the actual transactions that have taken place within the past week as in the greater activity manifested by increasing inquiries on the part of intending investors. This newly awakened interest is largely confined to unimproved properties, for it appears that both local and out-of-town investors are impressed with the idea that larger and more extended profits can be gotten from this class of property, and the improvement thereof, than from houses already built in the city. It used to be a saying in Washington that "fools build houses and wise men buy them," but in the application which was made of it then it is no longer a truism. There have been unprofitable ventures, of course, in this line as well as in all others, due to poor judgment, unforeseen circumstances and other causes, but the general success of enterprises of this kind is amply demonstrated by the hundreds of men who have made comfortable fortunes by careful investigation, selection of localities, which obviously lay in the path of the city's growth, and by taking advantage energetically of the opportunities presented to them.

Money in Real Estate.

It would seem as if the lessons of the past in this respect have been well learned and digested. The feeling is gaining ground that there are just as good chances of making money out of real estate investments now as there were in boom times. Within the past week several fairly important sales of unimproved property have been made and immediate steps taken looking to the erection of apartment houses or private dwellings, and in the aggregate several hundred thousand dollars have thus changed hands, while building contracts have been entered into involving the expenditure of additional large sums.

A number of highly important deals are still pending, some of them on the verge of consummation. Among these is one relating to the sale of an entire square of ground in the Northwest and the erection thereon of 125 houses, the whole enterprise contemplating the investment of something like a half million dollars.

Builders All Busy.

In the building business conditions very closely resemble a boom. There is hardly a street, especially in the sections not in the very center of the city, but gives evidence of remarkable activity. Rows upon rows of houses are in course of erection, while preparations are going on for the construction of others. The tastes, predilections and pocketbooks of all classes of people seem to be taken into account, for there are houses large and small, houses plain and elegant, houses cheap and costly, apartment houses of every imaginable description and suited to all varieties of bank accounts. One fact can not fail to impress itself even upon the casual observer, and that is that as a rule all the new houses, even those the price of which rules but slightly over \$3,000, and the apartment houses designed for tenants of moderate means, take into account the demand for modern construction and conveniences and no less the steadily growing desire for more esthetic design in construction and arrangement of these habitations. In other words, the character of the private building enterprises in the nation's capital does fairly keep pace with the larger undertakings of the national and municipal governments.

Suburban Sales.

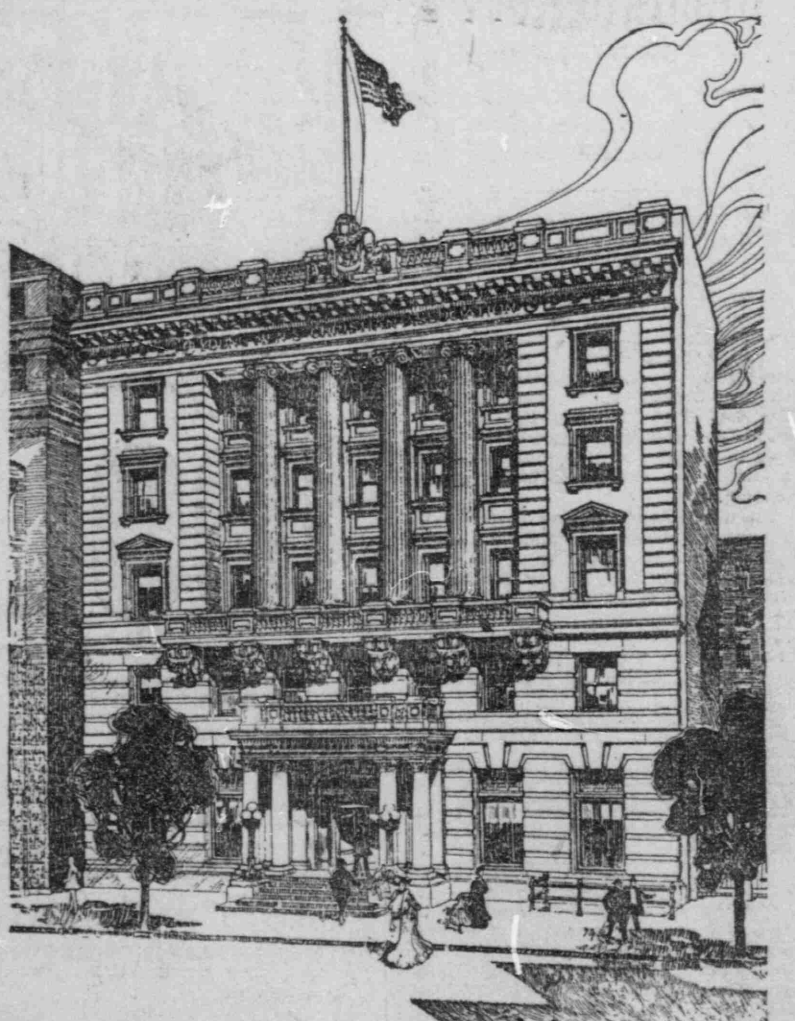
An interesting sale has just been made of another lot in Woodley Park, on the Connecticut Avenue front. S. Lemon Hoover, of the firm of Hoover & Denham, has bought there from John F. Waggaman, through J. H. Kane, real estate broker, a lot containing about 4,000 square feet. It is understood that the price was about \$125 a square foot. Mr. Hoover, it is said, intends to have built for himself a handsome residence to cost about \$15,000. This purchase is but a short distance from the land recently bought in the same subdivision by Mr. Pfleger, who is having plans made for a \$25,000 residence. Another deal about concluded involves the construction of a house to cost \$8,000, and yet another deal, also on the ways, carries with it the erection of a dwelling which, so it is reported, will be more costly than any one of those mentioned. These purchases go to prove the steadily increasing popularity of that section, and the values of real estate in that vicinity. It is well understood, of course, that attached to all the purchases in the large subdivisions along the line of the Chevy Chase Railway is a clause which binds the purchaser to the erection, within a given period, of a residence building, the stipulated minimum cost of which insures a line of structures that will be a decided ornament, and will still further stimulate the upbuilding of that section.

New Subdivisions.

In addition to the other subdivisions already on the market, Colorado Heights, situated on Grant Road, near Connecticut Avenue, extended, bids fair to become a favorite. Samuel S. Hill and E. Lodge Hill, who are exclusive agents for this property, report that the grading of streets and alleys in the tract is practically completed. There is little doubt but that it will attract the attention of homeseekers as well as investors. Stretching farther to the north on the line of the avenue are other properties in a more or less advanced condition of improvement, and there also building operations are being pushed with enterprising rapidity.

Other semi-suburban sections are equally favored in the matter of improvement. Along the line of Brightwood Avenue the red tent of Howard F. Johnson & Co. is the center of many eager buyers, and it is understood that this firm expects to put on the market before long another large subdivision

NEW Y. M. C. A. BUILDING.



First view ever given to the public of the handsome G Street facade in modern renaissance style.

New Y. M. C. A. Building.

One of the handsomest facades in the District will be the G Street front of the new Y. M. C. A. building, the first picture of which is published in these columns today. This facade is in the modern renaissance style of architecture, simple in detail and of dignified proportions. The first two stories are designed to form a rusticated base for the three stories above. The entrance is ornamented with groups of imposing stone columns carrying an entablature and balustrade. Starting at the third story still courses are four columns, forming five recessed panels in the facade. These columns extend through three full stories, are thirty-four feet in height and carry a frieze giving the name of the association. These fluted columns with heavier flanking portions form the principal feature of the facade. The color scheme is light gray. Very little has been made use of in the decoration, only simple effects and pleasing proportions being attempted. Harding & Upman are the architects.

Georgetown Deals.

W. C. Lewis during the past week has purchased from James L. Richardson 125 feet on Thirty-fifth Street between T and U Streets, beginning at U Street and running south. Mr. Lewis had recently purchased the eighty-foot front on U Street of the same street. He has subdivided the entire property and placed it on the market in lots. There are nine lots on Thirty-fifth Street with a frontage of sixteen feet eight inches, and six lots on U Street, with a frontage of sixteen feet. The alleys in the tract will be dedicated by opening up the rear property. The Miller-Shoemaker Real Estate Company will have the exclusive agency of the property.

The Miller-Shoemaker Real Estate Company has sold this week, houses 1218 Potomac Street to Winifred Brannan; 1941 and 1943 Thirty-third Street to J. T. Leech; 2050 feet on Q Street, square 1299, for Miss Rittenhouse, adjoining the Wardman houses; part of lots 50, 51, square 1290, to J. E. Wilson; 1413 Twenty-sixth Street to S. Norris Thorne.

Dennis Kane has sold a tract in the rear of 1417 Thirty-fifth Street to Walter T. Weaver, who will build a warehouse there.

Sale of Dwellings.

C. A. Snow has bought the handsome residence of Frank B. Noyes in Ingleside. The house was originally built by the late George B. Corbhill, who for a time was United States District Attorney. It is on the south side of Howard Avenue, between Eighteenth and Nineteenth Streets, and when Mr. Noyes bought it he also bought several acres of surrounding land which he had handsomely laid out. The sale was made through the B. H. Warner Company and W. C. Duval.

T. P. Kane, Deputy Comptroller of Currency, has sold his residence in Eckington and removed to 1931 Cincinnati Avenue, Washington Heights.

New Real Estate Firm.

Joseph R. Atkinson, William T. Ballard, and Elbert S. Maloney have incorporated the Atkinson & Ballard Company. They are going to conduct a general real estate and insurance business with offices at 1411 G Street northwest. Mr. Atkinson was formerly connected with Louis D. Wine & Co., and is a thoroughly experienced real estate broker; Mr. Ballard has had large experience as a business man, having been employed by one firm for ten years. Mr. Maloney is a successful lawyer with offices in the Colorado Building. The new firm starts in with every prospect of success, having already a large list of properties for sale, exchange, and rent.

Big Apartment House.

The Kenesaw Apartment House Company has nearly completed plans for the erection of a large building of that class at the intersection of Kenesaw, Mount Pleasant, and Sixteenth Streets. The structure will front 183 feet on two of the streets, and 98 feet on the third, and will be seven stories in height. Each floor will contain seven suites, of from two to six rooms, all provided with all the latest novelties in construction and conveniences. The front will be of a light shade of brick, with terra cotta trimming. The building is to be finished and ready for occupancy by January 1, 1902. The plans were made by George

W. Stone, superintendent of construction of the buildings for the Bureau of Standards, and Frank L. Averill will be the structural engineer. Theodore A. Harding is president of the company, Thaddeus C. Duin vice president, Frank L. Averill secretary and treasurer, Walter D. Davidge general counsel, and John E. Henderson, George W. Stone, and Robert L. Bains directors, in addition to the officers named.

Stone & Fairfax's Sales.

The business of Stone & Fairfax, real estate corporation, they state, has been greater this spring than that of any spring in previous years, they having consummated over 100 transactions since March 1, 1901.

During last week they sold the following: For L. E. Breuninger, 1103 and 1105 11 Street northwest, and 325 Eleventh Street northeast, to Mrs. Mary A. Marr, \$15,000; for Thomas Collins, business property, 301 H Street northeast, \$4,000; for M. Cassassa, business property, 725 Thirteenth Street northwest, \$10,000; for J. E. Kitzmiller, residence 101 S Street northwest, \$8,500; for L. E. Breuninger, 1207, 1300, and 1311 First Street northwest, \$18,000; for C. H. Murphy, 1347 F Street northeast, \$2,700; for E. C. Andrews, 40 Q Street northeast; for Harry Wardman, 1627 Tenth Street northeast, \$2,750; for Joseph Solomon, 1018 New Jersey Avenue northwest, for F. V. Creighton, 425 and 429 Q Street northwest; for J. M. Henderson, 1252 Columbia Road northwest, \$7,500; Mrs. Della G. Smallwood has purchased for an investment, through her agents, Stone & Fairfax, two brick houses, 2019 and 2025 Eleventh Street northwest.

REAL ESTATE TRANSFERS.

Sampson Street northwest, between Fourteenth and Fifteenth Streets—George F. Williams, trustee, to David Beckett, Marcellina Williams, Laura Beckett, Richard Beckett, and George Beckett, part lot 45, square 206, \$1. David Beckett et al. to Louis H. Gundling, same land, \$1,000. Twenty-second Street northwest, between C and D Streets—American Security and Trust Company, trustee, to George F. Reed, lots 24, 25, and 26, square 74, \$10. Kentucky Avenue southeast, between D and E Streets—Allegheny Company to Samuel F. Compton, lots 61 to 64, square 1023, \$10. Addition to Congress Heights—Richard Tall et al. to Sarah A. Pitts, lot 9, block 2, \$10. 1707 Sixth Street northwest—Sarah R. Hallam to Andrew and Katie L. Schuler, lot 28, square south of square 475, \$10. South Brookland—Sidney J. Ferguson et al. to William O. Denison, lot 2, block 13, \$10. Seventh and F Streets northeast—Hetty Conwell to Israel C. Kulek, lot 62, square 591, \$1. Woodrow—Frank J. Lohr et al. to William Seater, lot 17, block 9, \$10. 410 Fifth Street northwest—Talmadge J. Lambert to Joseph J. Darlington, part lot 15, square 495, \$5. 2002 Fifteenth Street northwest—William K. Cohen to Mary E. Phillips, lot 58, square 189, \$10. Clifton—William F. Kellogg et al. to Robert R. Mahoney, lot 22, block 5, \$8,500. Robert R. Mahoney to Thomas R. Kane, same property, \$8,500. Eleventh Street northwest, between U and Y Streets—Minnie C. Kaiser et al. to David G. Smallwood, part original lots 4 and 5, square 332, \$10. Carrie V. Kaiser to same, part original lot 4, square 332, \$10. 132 M Street northwest—John C. Heald et al. to William L. Baird, lot 56, square 597, \$750. Eleventh Street northwest, between C and D Streets—Lottie L. Burn et al. to James B. Toelle M. Hanback, lot 18, square 663, \$10. New York Avenue northwest, between Ninth and Tenth Streets—Rosa B. Whipple to Madison Whipple, part lot 1, square 372, \$10. Monticello—V. Walton Edwards et al. to Charles M. McClay, lot 184, block 4, \$10. Nineteenth and H Streets northwest—American Security and Trust Company et al. to William S. Powell, original lot 10 and part original lot 11, square 105, \$10. Alley between L and M, Fifteenth and Sixteenth Streets northwest—James M. Jackson et al. to James Saunders, lot 56, square 197, \$10. Garfield—Same to same, lots 79 and 80, \$10. Mount Pleasant and Pleasant Plains—John L. Warren et al. to Thomas P. Matland, lot 271, block 4, \$10. 1414 D Street northeast—Horatio N. Taplin et al. to Mary E. Wheeler, lot 41, square 1053, \$10. 1422-24-26 D Street northeast—Same to Francis B. Bishop, lots 21, 22, 23, square 1053, \$10. South Capitol Street, between D and E Streets—Mary F. Howard et al. to John L. Smith, part original lot 1, square 668, \$10. John L. Smith to Allan E. Walker, same property, \$10. Allan E. Walker to Manor Real Estate and Trust Company, same property, \$8,210. 527 Second Street northwest—Samuel V. Hayden, trustee, to Michael W. Budd, lot 57, square 721, \$4,450. Eighth Street northwest, between L and M Streets—John T. and Malcolm Walker to Henry English, part lot 17, square 425, \$10. 40 K Street northwest—Jane Lucas et al. to Dennis J. Hurley, lot 49, square 622, \$10. American University Park—Mary E. S. Davis to Gale L. Tait and Augustus B. Omwake, part lot 2, block 10, \$10. Barry Farm—Lawrence G. Fletcher, et al. to William T. Davis, lot 67, block 3, \$10. Same to Lawrence G. Fletcher, Jr., et al., lot 66, block 3, \$10. Same to John D. Howard, lot 64, block 3, \$10. Same to Mary E. Fletcher, lot 65, block 3, \$10.

Good Home Investments.

Today and tomorrow you should visit the new brick cottages located on Princeton and Dearborn Streets between Seventh and Eleventh Streets, Columbia Heights. These houses are substantially built and are open on three sides. They have large front and side porches. Modern improvements are found in every dwelling. H. R. Howenstein Co., 1314 F Street, are agents for these houses.

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RIVERDALE, MD.

Is One of the Most Attractive Suburbs of Washington.

It has the best of trolley service and exceptional service by steam car, its station being on the main line of the Baltimore and Ohio Railroad. Trolley and railroad extends through the heart of the subdivision. The east branch of the Potomac flows through the property, and not only furnishes sport, but enhances the attractiveness of the place. The residents occupying the seventy-odd homes not only have the comforts of the city, but enjoy the following—

Good Avenues and Miles of Rustic Drives and Concrete Sidewalks.

Quiet, and Good Fresh Air after a day of business in the confined quarters of the city.

Pure, clear Water, and the advantages of a garden in rich soil.

Lowest Taxes of any town suburb of Washington.

Lots, 60 by 150 feet, \$100, \$150, \$225, \$325, \$450, \$650, \$700.

Acreage property, \$250 to \$350.

Houses, 7 and 8 rooms and bath, \$1,500, \$2,000, and upward.

Houses, 9 and 10 rooms and bath, \$2,500, \$3,000, \$3,500 and \$4,500.

We allow 7 per cent off for cash and 10 per cent off for cash to those building homes.

Twenty homes are under course of construction; if one of our houses does not fill your requirements, will build to suit you.

Transfers are good on car leaving Treasury on G street and running on Fifth street. See us.

RIVERDALE PARK CO.,
RIVERDALE, MD.
PHONE 241 HYATTS.

Inspection Invited. Just Completed.

BEAUTIFUL NEW HOMES

1456-58-60 Howard Avenue.

THE LOWEST-PRICED THREE-STORY HOUSES IN THIS DESIRABLE SECTION.

Only \$6,000.



EXPENSIVE FRONTS, PART STONE AND BRICK; STONE PORCH AND STEPS.
FIRST FLOOR—PARLOR, RECEPTION HALL, DINING ROOM, PANTRY, AND KITCHEN, ALL TRIMMED IN SOLID OAK.
SECOND FLOOR—THREE LOVELY BEDROOMS, AND LARGE TILED BATH WITH PORCELAIN TUB.
THIRD FLOOR—THREE ROOMS, TEN VERY LARGE CLOSETS; NUMEROUS CABINET MANTELS; 2-STORY REAR PORCHES; CELLAR UNDER ENTIRE HOUSE. ALL ROOMS BEAUTIFULLY DECORATED.
LOCATION—ONE OF THE VERY CHOICEST ON THE HEIGHTS, IN A SECTION WHERE VALUES WILL SURELY INCREASE. NEAR 14TH ST. AND 19TH ST. CAR LINES; NEAR CHURCHES, STORES, SCHOOLS, & C. HEALTHY AND COOL.

STONE & FAIRFAX, 804-06-08 F Street.

DECORATION DAY

Trains 9:00 A. M. and 1:15 P. M.

ONLY 53 more plots to be sold—each plot contains from 1/4 acres to 7 acres—suitable for poultry and truck gardens.

ONLY \$5.00 MONTHLY

5 acres, \$350 and up. Elevation 200 feet, good air, pure water. Take advantage of this one opportunity to get a suburban home of

ACRES, NOT LOTS,

and at only about \$4.00 per lot at

BEAUTIFUL PRINCESS GARDENS

Commute only 70c. Call for information, booklet, and Free Ticket. Office open Decoration Day till 1 p. m.

Office PRINCESS GARDENS,

Room 6 631 Penna. Ave. C. Monson, Mgr.

REAL ESTATE.

Ask for Plans of
WOODLEY PARK, CLEVELAND PARK, CLEVELAND HEIGHTS, AND DUMBLANE HEIGHTS, ALL WITHIN THREE MILES OF THE WHITE HOUSE—THEN INVESTIGATE AND JUDGE FOR YOURSELF.
THOS. E. WAGGAMAN,
517 F ST. N. W. my27-3t

ANACOSTIA REAL ESTATE.

FOR SALE—
We have a number of houses that we can sell you on easy terms; large yards for garden and chickens; prices range from \$1,000 upward; terms easy.
We have a number of large and small farms in close proximity to city. Call, write, or phone us. Send for our list of houses and farms.
JORDAN & RICHARDSON,
Anacostia, D. C.

OPEN ALL DAY

SUNDAY AND DECORATION DAY.

New Brick Cottages,
\$300 Cash. \$26.50 Monthly.

ONE OF THE HIGHEST POINTS OF

Columbia Heights,
Princeton and Dearborn Streets,
Between 7th and 11th Sts.



Price, \$3,350.

No. 726 Dearborn Street, Always Open.

A Few More Houses for Rent at \$22.50.

IN NO OTHER SECTION OF THE CITY CAN YOU FIND HOUSES POSSESSING ALL THE ADVANTAGES AND FEATURES OF THESE AND OFFERED AT SUCH A LOW PRICE AND ATTRACTIVE TERMS.

TWO-STORY SEMI-DETACHED BRICKS.

OPEN ON THREE SIDES.

LARGE FRONT AND SIDE PORCHES.

SIX LARGE BRIGHT ROOMS. EXTRA LARGE BATH. PORCELAIN TUB. PANTRIES AND CLOSETS. OPEN PLUMBING. MARBLE WASHSTAND. WELL SELECTED AND UP-TO-DATE DECORATIONS. CONCRETE CELLAR. AI FURNACE, CABINET MANTELS. ATTRACTIVE LINE OF GAS FIXTURES.

TAKE 9TH STREET CARS, TRANSFER TO BRIGHTWOOD AVENUE, OR 14TH STREET CARS AND GET OFF AT PRINCETON STREET AND WALK THREE BLOCKS EAST.

\$4,250 Don't fail to see this. One of the best built houses in Bloomingdale; 8 rooms on two floors; modern bath; double back porch; large dry cellar; AI furnace.

\$3,925 S Street northwest, near First; complete little home; south front; two stories; 6 rooms, bath, cellar, furnace; very cheap.

\$3,500 This is the prettiest home in the northeast for the price. Owner wants larger house. Six rooms, bath, cellar, laundry, furnace; complete in every detail.

\$3,100 In a select part of the northeast; 2-story bay window house; 6 rooms, porcelain bath; good buy; better see it.

\$2,800 On an avenue northeast; 2-story bay window brick and stone house; 6 rooms, bath and cellar. Worth every dollar asked.

\$1,400 A neat little brick on R Street northwest—perfect condition; rented for \$12.50 per month.

H. R. HOWENSTEIN CO.,
1314 F Street.